



## RETAIL/OFFICE SPACE FOR LEASE

622 Old Trolley Road Suite 122  
Summerville, SC 29485

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**COLDWELL BANKER  
COMMERCIAL**  
ATLANTIC

RETAIL/OFFICE SPACE FOR LEASE

# PROPERTY OVERVIEW

Unit 122 in the Iron Gate Business Center, 622 Old Trolley Road, is a 2,000 SF flex unit. This adaptable space is suitable for retail or office use with the added benefit of warehouse space. This business center has excellent visibility from Old Trolley Road where the average daily traffic volume is 26,100 vehicles per day. That is a lot of potential customers. The 12-foot rollup rear door is equipped with an automatic opener. The tenants and customers of the Iron Gate Business Center share front and side surface parking. Employee parking is also available behind the building. The population and household income numbers at this location are very good. Please review the demographics reports provided. In 2024 the estimated additional rent for CAM, insurance and tax is \$4.95 PSF. The costs for water, sewer and commercial trash containers are included in the CAM fee.



RETAIL/OFFICE SPACE FOR LEASE

# OFFERING SUMMARY



## LEASE RATE

\$3,160 per month  
NNN Lease



## ZONING

Dorchester - UC-MX -  
Urban Corridor Mixed-Use



## AVAILBALE SF

2,000 SF



## COUNTY

Dorchester County



## TAX ID

153-03-03-029

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FLEX SPACE FOR LEASE

# AERIAL

622 Old Trolley Rd



County Rd S-18-199

622 Old Trolley Road Suite 122 | Summerville, SC 29485



ALT  
FLEX SPACE FOR LEASE

# LOCATION

Summerville High School



Wood Oak Park



622 Old Trolley Rd



Toast!



Walmart Neighborhood Market

White Church Place



Publix Super Market at Oakbrook...



Avenue of Oaks

ASHBOROUGH



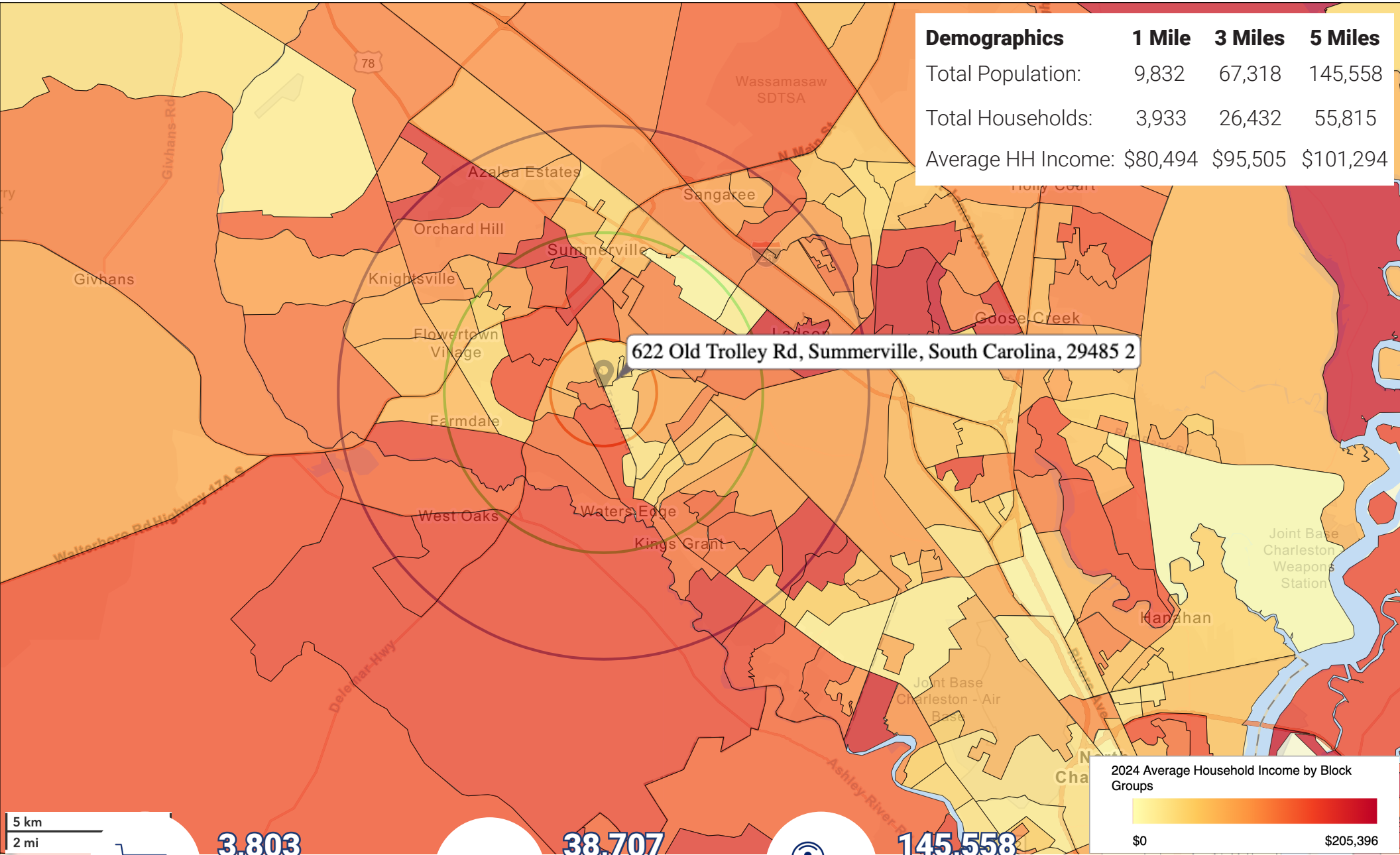
165

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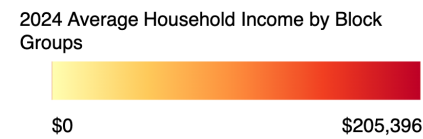
Image © 2024 Airbus



# DEMOGRAPHICS



622 Old Trolley Rd, Summerville, South Carolina, 29485 2



5 km  
2 mi

**3,803**  
Businesses  
within 5 Miles



**38,707**  
Employees  
within 5 Miles



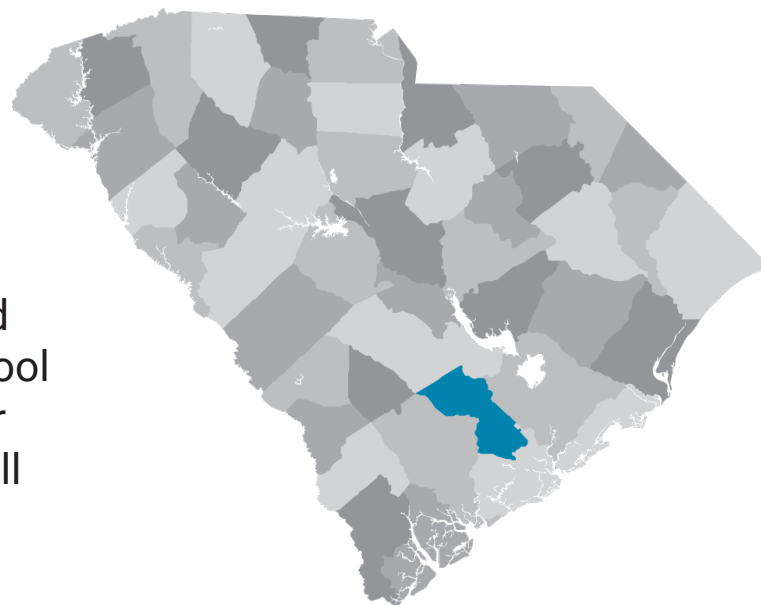
**145,558**  
Population  
within 5 Miles

All demographics based on Esri forecasts for 2023

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# DORCHESTER COUNTY

Nestled atop the Greater Charleston Region, Dorchester County is one of the fastest growing areas in the state with the third highest labor force participation rate. With award-winning school districts, first-rate amenities, and low cost-of-living, Dorchester County offers the perfect blend of booming business and small town charm.



## DORCHESTER COUNTY BY THE NUMBERS

**166,133**

Dorchester County Population

**6TH**

fastest growing county SC

**APPROX. 1/3**

of the U.S. Population is within 500 miles of the Charleston Region

<https://www.dorchesterforbusiness.com/>

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